Present: Wayne Chapple, William Percival, Robert Lindeyer, Judy Goff, and Ann Crimmins

Chairman Chapple convened the meeting at 7:30 p.m. and introduced the Board members. Secretary William Percival read the Legal Notice, which was published on October 9, 2015 and October 16, 2015 in the Connecticut Section of the *Hartford Courant*.

## **REGULAR MINUTES**

**ON A MOTION** by A. Crimmins, seconded by R. Lindeyer, the Board voted 4-0-1 (abstention by J. Goff) to approve the minutes of the regular meeting of September 15, 2015 as presented.

Chairman Chapple explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

### **PUBLIC HEARING**

The continued hearing on the appeal by Charles Bridges seeking a variance to side yard requirements, Section 5.1 of the Zoning Regulations, for property located at 32 Zimmer Road, opened at 7:34 p.m.

Charles Bridges appeared and explained he has had a professional survey of the sideline done. He has decreased the width dimension of the proposed garage so that the building would be 7 feet from the side yard. Originally the size was to be 24 feet x 24 feet – a two car garage. Now the design is for a 20 foot x 30 foot garage. With the change in dimensions, the gable end of the garage will now face the street. The Board reminded Mr. Bridges to take into consideration in his dimensions, the overhang of the structure. He stated he has spoken with his neighbors and no objections were noted.

Public comment: None.

Public hearing closed at 743 p.m.

The hearing on the appeal by Kevin Longo seeking a variance to the side yard requirements, of Section 5.1 of the Zoning Regulations, for property located at 8 Kelly Lane, opened at 7:45 p.m.

Kevin Longo, 8 Kelly Lane, appeared to explain his request for a variance. He would like to replace an existing shed with a slightly larger prefab shed on the same foot plan. Trees at the side of the yard have been removed and a fence has been installed. He pointed out the location of the well and septic system, which prevent him from locating the shed elsewhere. He stated the neighbor at 4 Kelly Land has no objection to his plan.

Public Comment: None.

This public hearing closed at 7:51 p.m.

The hearing on the appeal by Brian Pierce seeking a variance to the front yard requirements of Section 8.14.3 of the Zoning Regulations, for property located at 3R Brookside Drive, opened at 7:52 p.m.

(CBYD has marked the area). He noted how at the back of the property, it slopes uphill. A letter of support is in the file from Hal Pierce, Jr., a neighbor at 3 Brookside Drive. Public Comment: None.

This public hearing closed at 7:59 p.m.

The hearing on the appeal by Jo-Ann Smith seeking a variance to the front yard requirements of Section 5.1 of the Zoning Regulations, for property at 14 Loveland Road, opened at 8:01 p.m.

Jo-Ann Smith, 14 Loveland Road appeared before the Board. She would like to build a garage on the side of the house, within close proximity to the front street line. It appears that she would need a variance to the minimum front yard requirement of 50 feet. The property is a triangular shape and the hardships include the location of the well, septic system, wetlands, and the topography. She stated the maps provided are inaccurate with regard to the location of the road. She stated the house if further from the road than the map shows. The Board suggested she have a professional survey of the property done before trying to move forward with this application. Ms. Smith asked that this appeal be continued to the November meeting. Public Comment: None.

The hearing on the appeal by Rafael Vargas Quevedo and Michelle Blanchard Vargas seeking a variance to rear yard requirements of Section 8.1.5 of the Zoning Regulations, for property at 170 Silver Street, opened at 8:17 p.m.

Mr. Vargas Quevedo appeared along with Michelle Blanchard Vargas to give the background information and explain their request for a variance. They own a recreational vehicle (RV) and presently have it parked on an old driveway at their home. There is also a newer driveway at this location that they use daily. Mr. Vargas stated most of the 5-acre parcel is wetlands and there is a pond at the back of the property. He showed the location of the septic system and well on pictures provided. They have been notified by the Zoning Enforcement Officer that the RV is parked in violation of the Zoning Regulations. They have tried parking it elsewhere, but due to the weight of the vehicle, it sank into the ground. They have cleaned up the area where they have parked it and planted some trees in an effort to (eventually, when grown) somewhat hide the RV. He stated building a garage for the vehicle is cost prohibitive. Parking the vehicle off site also creates a financial hardship. Approximately ten letters of support were provided to Chairman Chapple and Mrs. Vargas was asked to read them for the record. She did so. There are two letters against this appeal in the file. Chairman Chapple read them both.

Public comment: Two people spoke in support of this appeal stating safety concerns for vehicles entering and exiting the premises from the newer driveway. Four people spoke in opposition of this appeal; mostly stating an RV should not be parked near the street, being so visual. A variety of other concerns were expressed including a concern that the parking of the vehicle will decrease area property values.

The public hearing closed at 9:24 p.m.

ON A MOTION by W. Percival, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to grant an appeal seeking a variance to side yard requirements for Charles Bridges, as outlined in the subject file, for property located at 32 Zimmer Road as follows:

The hardships noted include the location of the septic system and the well and the size of the lot

ON A MOTION by R. Lindeyer, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to grant an appeal seeking a variance to side yard requirements for Kevin Longo, as outlined in the subject file, for property located at 8 Kelly Lane as follows:

a side yard variance of 10 feet is approved to allow for placement of a shed, slightly larger than the existing shed, which is to be removed.

The hardship noted is the location of the septic system and the slope in the back yard.

ON A MOTION by A. Crimmins, seconded by J. Goff, the Board voted unanimously (5-0-0) to grant an appeal seeking a variance to front yard requirements for Brian Pierce, as outlined in the subject file, for property located at 3R Brookside Drive as follows:

a front yard variance of 71 feet is approved to allow for construction of a garage, with the structure to be no closer than 29 feet to the front yard line.

The hardship noted is the location of the septic system and well, the topography of the lot and the location of underground utilities.

ON A MOTION by W. Chapple, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to continue the appeal seeking a variance to front yard requirements for Jo-Ann Smith, as outlined in the subject file, for property located at 14 Loveland Road as follows:

this application is continued to the November meeting, or an extension thereof, in an effort to give Ms. Smith adequate time to have a property survey done to clarify the questionable Right of Way.

ON A MOTION by J. Goff, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to deny the appeal seeking a variance to rear yard requirements for Rafael Quevedo, as outlined in the subject file, for property located at 170 Silver Street as follows:

due to lack of a legitimate hardship.

ON A MOTION by A. Crimmins, seconded by J. Goff the Board voted unanimously (5-0-0) to adjourn the meeting at 9:57 p.m.

Respectfully submitted.

Present: Wayne Chapple, William Percival, Robert Lindeyer, Judy Goff, and Ann Crimmins

Chairman Chapple convened the meeting at 7:30 p.m. and introduced the Board members. Secretary William Percival read the Legal Notice, which was published on October 9, 2015 and October 16, 2015 in the Connecticut Section of the *Hartford Courant*.

## **REGULAR MINUTES**

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Public comment: None.

Public hearing closed at 743 p.m.

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Kevin Longo, 8 Kelly Lane, appeared to explain his request for a variance. He would like to replace an existing shed with a slightly larger prefab shed on the same foot plan. Trees at the side of the yard have been removed and a fence has been installed. He pointed out the location of the well and septic system, which prevent him from locating the shed elsewhere. He stated the neighbor at 4 Kelly Land has no objection to his plan.

Public Comment: None.

This public hearing closed at 7:51 p.m.

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(CBYD has marked the area). He noted how at the back of the property, it slopes uphill. A letter of support is in the file from Hal Pierce, Jr., a neighbor at 3 Brookside Drive. Public Comment: None.

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Jo-Ann Smith, 14 Loveland Road appeared before the Board. She would like to build a garage on the side of the house, within close proximity to the front street line. It appears that she would need a variance to the minimum front yard requirement of 50 feet. The property is a triangular shape and the hardships include the location of the well, septic system, wetlands, and the topography. She stated the maps provided are inaccurate with regard to the location of the road. She stated the house if further from the road than the map shows. The Board suggested she have a professional survey of the property done before trying to move forward with this application. Ms. Smith asked that this appeal be continued to the November meeting. Public Comment: None.

The hearing on the appeal by Rafael Vargas Quevedo and Michelle Blanchard Vargas seeking a variance to rear yard requirements of Section 8.1.5 of the Zoning Regulations, for property at 170 Silver Street, opened at 8:17 p.m.

Mr. Vargas Quevedo appeared along with Michelle Blanchard Vargas to give the background information and explain their request for a variance. They own a recreational vehicle (RV) and presently have it parked on an old driveway at their home. There is also a newer driveway at this location that they use daily. Mr. Vargas stated most of the 5-acre parcel is wetlands and there is a pond at the back of the property. He showed the location of the septic system and well on pictures provided. They have been notified by the Zoning Enforcement Officer that the RV is parked in violation of the Zoning Regulations. They have tried parking it elsewhere, but due to the weight of the vehicle, it sank into the ground. They have cleaned up the area where they have parked it and planted some trees in an effort to (eventually, when grown) somewhat hide the RV. He stated building a garage for the vehicle is cost prohibitive. Parking the vehicle off site also creates a financial hardship. Approximately ten letters of support were provided to Chairman Chapple and Mrs. Vargas was asked to read them for the record. She did so. There are two letters against this appeal in the file. Chairman Chapple read them both.

Public comment: Two people spoke in support of this appeal stating safety concerns for vehicles entering and exiting the premises from the newer driveway. Four people spoke in opposition of this appeal; mostly stating an RV should not be parked near the street, being so visual. A variety of other concerns were expressed including a concern that the parking of the vehicle will decrease area property values.

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The hardships noted include the location of the septic system and the well and the size of the lot

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ON A MOTION by W. Chapple, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to continue the appeal seeking a variance to front yard requirements for Jo-Ann Smith, as outlined in the subject file, for property located at 14 Loveland Road as follows:

this application is continued to the November meeting, or an extension thereof, in an effort to give Ms. Smith adequate time to have a property survey done to clarify the questionable Right of Way.

ON A MOTION by J. Goff, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to deny the appeal seeking a variance to rear yard requirements for Rafael Quevedo, as outlined in the subject file, for property located at 170 Silver Street as follows:

due to lack of a legitimate hardship.

ON A MOTION by A. Crimmins, seconded by J. Goff the Board voted unanimously (5-0-0) to adjourn the meeting at 9:57 p.m.

Respectfully submitted.

Present: Wayne Chapple, William Percival, Robert Lindeyer, Judy Goff, and Ann Crimmins

Chairman Chapple convened the meeting at 7:30 p.m. and introduced the Board members. Secretary William Percival read the Legal Notice, which was published on October 9, 2015 and October 16, 2015 in the Connecticut Section of the *Hartford Courant*.

## **REGULAR MINUTES**

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### **PUBLIC HEARING**

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Public comment: None.

Public hearing closed at 743 p.m.

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The hearing on the appeal by Rafael Vargas Quevedo and Michelle Blanchard Vargas seeking a variance to rear yard requirements of Section 8.1.5 of the Zoning Regulations, for property at 170 Silver Street, opened at 8:17 p.m.

Mr. Vargas Quevedo appeared along with Michelle Blanchard Vargas to give the background information and explain their request for a variance. They own a recreational vehicle (RV) and presently have it parked on an old driveway at their home. There is also a newer driveway at this location that they use daily. Mr. Vargas stated most of the 5-acre parcel is wetlands and there is a pond at the back of the property. He showed the location of the septic system and well on pictures provided. They have been notified by the Zoning Enforcement Officer that the RV is parked in violation of the Zoning Regulations. They have tried parking it elsewhere, but due to the weight of the vehicle, it sank into the ground. They have cleaned up the area where they have parked it and planted some trees in an effort to (eventually, when grown) somewhat hide the RV. He stated building a garage for the vehicle is cost prohibitive. Parking the vehicle off site also creates a financial hardship. Approximately ten letters of support were provided to Chairman Chapple and Mrs. Vargas was asked to read them for the record. She did so. There are two letters against this appeal in the file. Chairman Chapple read them both.

Public comment: Two people spoke in support of this appeal stating safety concerns for vehicles entering and exiting the premises from the newer driveway. Four people spoke in opposition of this appeal; mostly stating an RV should not be parked near the street, being so visual. A variety of other concerns were expressed including a concern that the parking of the vehicle will decrease area property values.

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ON A MOTION by W. Chapple, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to continue the appeal seeking a variance to front yard requirements for Jo-Ann Smith, as outlined in the subject file, for property located at 14 Loveland Road as follows:

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ON A MOTION by J. Goff, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to deny the appeal seeking a variance to rear yard requirements for Rafael Quevedo, as outlined in the subject file, for property located at 170 Silver Street as follows:

due to lack of a legitimate hardship.

ON A MOTION by A. Crimmins, seconded by J. Goff the Board voted unanimously (5-0-0) to adjourn the meeting at 9:57 p.m.

Respectfully submitted.

Present: Wayne Chapple, William Percival, Robert Lindeyer, Judy Goff, and Ann Crimmins

Chairman Chapple convened the meeting at 7:30 p.m. and introduced the Board members. Secretary William Percival read the Legal Notice, which was published on October 9, 2015 and October 16, 2015 in the Connecticut Section of the *Hartford Courant*.

## **REGULAR MINUTES**

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Public comment: None.

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(CBYD has marked the area). He noted how at the back of the property, it slopes uphill. A letter of support is in the file from Hal Pierce, Jr., a neighbor at 3 Brookside Drive. Public Comment: None.

This public hearing closed at 7:59 p.m.

The hearing on the appeal by Jo-Ann Smith seeking a variance to the front yard requirements of Section 5.1 of the Zoning Regulations, for property at 14 Loveland Road, opened at 8:01 p.m.

Jo-Ann Smith, 14 Loveland Road appeared before the Board. She would like to build a garage on the side of the house, within close proximity to the front street line. It appears that she would need a variance to the minimum front yard requirement of 50 feet. The property is a triangular shape and the hardships include the location of the well, septic system, wetlands, and the topography. She stated the maps provided are inaccurate with regard to the location of the road. She stated the house if further from the road than the map shows. The Board suggested she have a professional survey of the property done before trying to move forward with this application. Ms. Smith asked that this appeal be continued to the November meeting. Public Comment: None.

The hearing on the appeal by Rafael Vargas Quevedo and Michelle Blanchard Vargas seeking a variance to rear yard requirements of Section 8.1.5 of the Zoning Regulations, for property at 170 Silver Street, opened at 8:17 p.m.

Mr. Vargas Quevedo appeared along with Michelle Blanchard Vargas to give the background information and explain their request for a variance. They own a recreational vehicle (RV) and presently have it parked on an old driveway at their home. There is also a newer driveway at this location that they use daily. Mr. Vargas stated most of the 5-acre parcel is wetlands and there is a pond at the back of the property. He showed the location of the septic system and well on pictures provided. They have been notified by the Zoning Enforcement Officer that the RV is parked in violation of the Zoning Regulations. They have tried parking it elsewhere, but due to the weight of the vehicle, it sank into the ground. They have cleaned up the area where they have parked it and planted some trees in an effort to (eventually, when grown) somewhat hide the RV. He stated building a garage for the vehicle is cost prohibitive. Parking the vehicle off site also creates a financial hardship. Approximately ten letters of support were provided to Chairman Chapple and Mrs. Vargas was asked to read them for the record. She did so. There are two letters against this appeal in the file. Chairman Chapple read them both.

Public comment: Two people spoke in support of this appeal stating safety concerns for vehicles entering and exiting the premises from the newer driveway. Four people spoke in opposition of this appeal; mostly stating an RV should not be parked near the street, being so visual. A variety of other concerns were expressed including a concern that the parking of the vehicle will decrease area property values.

The public hearing closed at 9:24 p.m.

ON A MOTION by W. Percival, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to grant an appeal seeking a variance to side yard requirements for Charles Bridges, as outlined in the subject file, for property located at 32 Zimmer Road as follows:

The hardships noted include the location of the septic system and the well and the size of the lot

ON A MOTION by R. Lindeyer, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to grant an appeal seeking a variance to side yard requirements for Kevin Longo, as outlined in the subject file, for property located at 8 Kelly Lane as follows:

a side yard variance of 10 feet is approved to allow for placement of a shed, slightly larger than the existing shed, which is to be removed.

The hardship noted is the location of the septic system and the slope in the back yard.

ON A MOTION by A. Crimmins, seconded by J. Goff, the Board voted unanimously (5-0-0) to grant an appeal seeking a variance to front yard requirements for Brian Pierce, as outlined in the subject file, for property located at 3R Brookside Drive as follows:

a front yard variance of 71 feet is approved to allow for construction of a garage, with the structure to be no closer than 29 feet to the front yard line.

The hardship noted is the location of the septic system and well, the topography of the lot and the location of underground utilities.

ON A MOTION by W. Chapple, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to continue the appeal seeking a variance to front yard requirements for Jo-Ann Smith, as outlined in the subject file, for property located at 14 Loveland Road as follows:

this application is continued to the November meeting, or an extension thereof, in an effort to give Ms. Smith adequate time to have a property survey done to clarify the questionable Right of Way.

ON A MOTION by J. Goff, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to deny the appeal seeking a variance to rear yard requirements for Rafael Quevedo, as outlined in the subject file, for property located at 170 Silver Street as follows:

due to lack of a legitimate hardship.

ON A MOTION by A. Crimmins, seconded by J. Goff the Board voted unanimously (5-0-0) to adjourn the meeting at 9:57 p.m.

Respectfully submitted.